

# Public Document Pack



**Meeting of:** Cabinet  
**Date:** Thursday, 25th February, 2021  
**Time:** 6.00 pm.  
**Venue:** Zoom Meeting

**This agenda gives notice of items to be considered in private as required by Regulations 5 (4) and (5) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.**

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Report of the Cabinet Member for A Thriving Economy/ Director of Economy

#### **Cabinet Members**

Councillor Daalat Ali  
Councillor Neil Emmott  
Councillor Iftikhar Ahmed  
Councillor Kieran Heakin  
Councillor Carol Wardle

Councillor Allen Brett  
Councillor Janet Emsley  
Councillor John Blundell  
Councillor Sara Rowbotham

For more information about this meeting, please contact  
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# Agenda Item 7a

## Report to Cabinet



Date of Meeting	25 <sup>th</sup> February 2021
Portfolio	A Thriving Economy
Report Author	Daniela Ripa
Public/Private Document	Public

## Discretionary Fees & Charges - Planning

### Executive Summary

- 1.1 At its meeting on 8<sup>th</sup> February 2021, the Committee scrutinised a report of the Chief Finance Officer, which presented proposed Discretionary Fees and Charges for 2021/2022. The Committee resolved that the report be noted.
- 1.2 Following budget savings proposals provisionally agreed by Cabinet on 1<sup>st</sup> December 2020, the Planning service has been requested to identify ongoing savings to be realised from income generation. The proposed Discretionary Fees & Charges for Planning have since been reviewed to realise a further £30k budget saving through additional income generation during 2021/2022.

### Recommendation

- 2.1 Cabinet approves the updated Discretionary Fees and Charges for Planning for 2021/22, following consultation.

### Reason for Recommendation

- 3.1 To meet the Council's requirement to set a balanced budget, the fees and charges in this report are proposed by Planning to realise a £30k budget saving through additional income generation during 2021/2022.

### Key Points for Consideration

- 4.1 The Council carries out an annual review of discretionary fees and charges as part of the budget setting process. For the 2021/22 financial year, Cabinet on 28th July approved a general increase of 2%, as a basis for consultation.
- 4.2 At its meeting on 8<sup>th</sup> February 2021, the Committee scrutinised a report of the Chief Finance Officer, which presented proposed Discretionary Fees and Charges for 2021/2022.

- 4.3 Following budget savings proposals provisionally agreed by Cabinet on 1<sup>st</sup> December 2020, the proposed Discretionary Fees & Charges for Planning have been reviewed to realise a £30k budget saving through additional income generation during 2021/2022.

#### **Alternatives Considered**

- 4.4 The alternative is to apply the previously agreed 2% uplift in line with inflation. This would compromise the ability of the Directorate to achieve the provisional budget saving during 2021/22, creating a budget pressure.

#### **Costs and Budget Summary**

- 5.1 A list of proposed fees and charges for Planning for 2021/22 is included in Appendix 1.
- 5.2 The proposal to increase charges as specified will achieve the £30k saving included within the provisional 2021/2022 budget.

#### **Risk and Policy Implications**

- 6.1 The Planning service has reviewed its charges against relevant legislation to ensure that all transactions remain compliant with the relevant statutes governing Local Authority activities.
- 6.2 Section 93 of the Local Government Act 2003 contains powers for Local Authorities to charge for discretionary services including pre-application advice. The power to charge is subject to a duty to secure that, taking one financial year with another, the income from charges under that subsection does not exceed the costs of provision. It is therefore important to keep the fees under review.
- 6.3 The increase in fees and charges have been reviewed in light of similar charges being made for the provision of planning advice within other local authorities. The increase in charges, primarily for major development projects, are considered reasonable in this case. There remains strong developer interest in investing within the Borough and a pipeline of major projects expected over the coming months despite the economic uncertainty. It is not considered that the suggested increases in charges will reduce the level of developer engagement which presently takes place with the Planning service on these major projects at the pre-planning stage, or developer interest in investing within the Borough.

#### **Consultation**

- 7.1 Consultation has taken place with the portfolio holder and the Leadership Team. Corporate Overview and Scrutiny Committee have been informed of the proposed charges for 2021/22.

Background Papers	Place of Inspection
<b>For Further Information Contact:</b>	Daniela Ripa 01706 924316 <a href="mailto:Daniela.ripa@rochdale.gov.uk">Daniela.ripa@rochdale.gov.uk</a>

**Appendix 1 - Planning Discretionary Fees and Charges 2021/22**

<u>Sub-Area</u>	<u>Ref</u>	<u>Desc</u>	<u>Current Charge 2020/21 (£)</u>	<u>Proposed Charge 2021/22 (to nearest £)</u>	<u>Increase (£)</u>	<u>Proposed % Increase</u>
PLANNING		Planning Performance Agreements (to cover large scale, complex or strategic proposals where a bespoke fee is necessary to cover the work of the service)	Bespoke Fee	Bespoke Fee	N/A	N/A
PLANNING		Requests for a more bespoke pre application service, including meetings, meetings with/attended by more senior officers or officers from other services (e.g. the Local Highway Authority, Lead Local Flood Authority etc), or where a quicker response is required, for example, to meet a bid or funding deadline	Bespoke Fee	Bespoke Fee	N/A	N/A
PLANNING		Pre application advice – Major development proposals of 100 + dwellings / floorspace of 10,000m2 + / 2000m2 + net retail floorspace / major infrastructure projects (roads and utilities) / site area over 2 hectares / energy projects	N/A	£3900.00	N/A	N/A
PLANNING		Pre application advice – Major development proposals of 50-99 dwellings / floorspace of 5000 - 9,999m2 / 1000m2-1999m2 net retail floorspace site area of 1.5-1.99 hectares	N/A	£3000.00	N/A	N/A
PLANNING		Pre application advice – Major development proposals of 20 - 49 homes / floorspace of 1,000m2 - 4,999m2 / 500m2- 999m2 net retail floorspace /site area of 1 - 1.49 hectares	N/A	£2400.00	N/A	N/A

PLANNING		Pre application advice – Major development proposals of 10 -19 homes / floorspace of 1,000m <sup>2</sup> - 4,999m <sup>2</sup> / 100m <sup>2</sup> - 499m <sup>2</sup> net retail floorspace	N/A	£1900.00	N/A	N/A
PLANNING		Pre application advice - Minor Development proposals of 5 - 9 dwellings / floorspace of 100-999m <sup>2</sup> / 50- 99m <sup>2</sup> net retail floorspace / Section 73 relevant to this category / change of use / public realm and engineering work / site area up to 0.5-99ha / single wind turbine	N/A	£1000	N/A	N/A
PLANNING		Pre application advice - Minor Development proposals of 2-4 dwellings / floorspace of 50-99m <sup>2</sup> / up to 49m <sup>2</sup> net retail floorspace / site area up to 0.49ha / telecommunications development	N/A	£550	N/A	N/A
PLANNING		Pre application advice - 1 Dwelling / small changes of use or floorspace up to 50m <sup>2</sup>	N/A	£295	N/A	N/A
PLANNING		Charge per follow up meeting (excludes householders)	N/A	50% of pre-application fee	N/A	N/A
PLANNING		Pre application advice – householder / advertisements (written advice only)	£127.50	£95	-£32.50	-25.49%
PLANNING		Charge to provide advice on works to fell/prune protected or dangerous trees	£122.50	£125.00	£2.50	2.00%
PLANNING		Fee to cover works incurred in processing requests to modify terms of an existing S106 agreement following a grant of planning permission	£1,225.00	£1,251.00	£26.00	2.00%
PLANNING		Pre application advice to vary / modify / confirm compliance with / discharge legal agreement for residential / commercial development	£510.00	£520.00	£10.00	2.00%

PLANNING		Pre application advice to vary / modify / confirm compliance with / discharge legal agreement for residential development (single plot)	£306.00	£312.00	£6.00	2.00%
PLANNING	R1357	Tree Preservation Order Notice (Copy)	£36.00	£37.00	£1.00	2.00%
PLANNING	R1358	Printed Copy Of Scanned Planning Application (Up To 10 Documents) - Excluding Large Format Plans (Over A4 Size)	£34.00	£35.00	£1.00	2.00%
PLANNING	R1359	Copy Of Large Application Plans (Over A4 Size)	£8.60	£9.00	£0.40	2.00%
PLANNING	R1360	Photocopies Of Correspondence And Other Papers On Planning Application Files, Up To A4 Size	£0.30	£0.30	£0.00	2.00%
PLANNING	R1361	Printed copy of Township Green Infrastructure Plans	£27.00	£28.00	£1.00	2.00%
PLANNING	R1362	Printed copy of Public Art Strategy	£13.50	£14.00	£0.50	2.00%
PLANNING	R1363	Printed copy of Strategic Housing Land Availability Assessment Site Plans >10	£30.00	£31.00	£1.00	2.00%
PLANNING	R1364	Printed copy of Employment Land Study	£144.00	£147.00	£3.00	2.00%
PLANNING	R1284	Printed copy of LDF Core Strategy - Publication 2016	£19.50	£20.00	£0.50	2.00%
PLANNING	R1285	Printed copy of LDF Background Paper 2010	£24.50	£25.00	£0.50	2.00%
PLANNING	R1286	Printed copy of LDF Report On Consultation On Preferred Options	£38.00	£39.00	£1.00	2.00%
PLANNING	R1287	Printed copy of LDF Statement Of Community Involvement	£14.50	£15.00	£0.50	2.00%
PLANNING	R1288	Printed copy LDF Core Strategy Preferred Options Report	£19.50	£20.00	£0.50	2.00%